

EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: 3828 West Sheridan Avenue

Property is: Single Family ☒ Duplex ☐ Other ☐

Date: 11/15/2018 **OCCUPIED** ☐ **VACANT** ☒

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

Location	Required Work	Note/Comments	Cost	
Entire Building	Structural Violations n/a <input type="checkbox"/> Yes <input type="checkbox"/>	NOTE: structure has extensive water damage	\$	
	Defective/Missing HVAC n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	4,400.00
	Defective/Missing Plumbing n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	4,800.00
	Defective/Missing Electrical n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	entire new electric (water damage)	\$	8,000.00
	Defective/Missing Egress n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
	Defective/Missing Smoke Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	included in electric	\$	
	Defective/Missing CO Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	included in electric	\$	
	Defective/Missing Roof (Major) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	14,000.00
	Missing Window(s) n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
	Missing Exterior Door(s) n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
	Other n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	permits	\$	300.00
				Essential Repairs Total
				31,500.00

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

Location	Required Work	Note/Comments	Cost
Site	Landscaping n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	cut trees away from foundation	\$ 200.00
	Steps/Handrails n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Service walks n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Fencing n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Parking n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Retaining walls n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
Garage	Singles: repair n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles: Roof over existing n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles:Tear off & re-roof n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Gutters/downspouts n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	clean & discharge properly	\$ 300.00
	Flashing n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Eaves n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Siding n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Doors n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	repair overhead	\$ 400.00
	Windows n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Slab n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Paint n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 800.00
	Electrical n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	address numbers	\$ 25.00

Porches

Roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck--lower	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Ceiling	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Guardrails	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,000.00

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	450.00
Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,400.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	5,760.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Electrical	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	400.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Exterior: Estimated Cost:* \$ **47,385.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☒
Upper unit of duplex ☐

Lower unit of duplex ☐
Other ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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Doors

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,520.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$ 440.00
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 9,000.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 2,500.00
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$
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Handrails

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$ 250.00
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 900.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	includes structural (water damage)	\$ 7,500.00
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Other

	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	insulation	\$ 4,500.00
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	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	new millwork & cabinets	\$ 11,000.00
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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Interior: Estimated Cost:	\$ 37,610.00
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Total Exterior and Interior Cost:*	\$ 84,995.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Kurt Gorski

Date: 11/1/18

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 7630 W. Mill Road.